



3

Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: JORDAN FELD, AICP, SENIOR PLANNER *DF*
(480) 503-6748, JORDAN.FELD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 13, 2014

SUBJECT: DR14-35, MULTIPURPOSE BUILDING AT
TRILOGY AT POWER RANCH

STRATEGIC INITIATIVE: Community Livability

This strategic initiative provides direction to include livability considerations in all decision-making and service delivery; the subject request implements the initiative in that it allows for the expansion of facilities and services within an existing community recreation center.

REQUEST

DR14-35, Multipurpose Building at Trilogy at Power Ranch - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 4.2 acres located south of the southwest corner of Ranch House Parkway and Village Parkway, zoned Public Facility/ Institutional (PF/I) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Winslow + Partners
Name: Megan Hawkins
Address: 99 E. Virginia Ave. #260
Phoenix, AZ 85004
Phone: 602-296-7860
Email: meganhawkins@
winslow-partners.com

Company: Trilogy Community Assoc.
Name: Dan Morrissey
Address: 4369 E. Village Parkway
Gilbert, AZ 85298
Phone: 480-279-2053
Email: dan68@q.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>February 5, 1985</i>	Town Council approved Ord. No. 413 (A85-02) annexing approximately 2,050 acres, including the subject site.
<i>July 22, 1997</i>	Town Council approved Ord. No. 1048 (Z96-30), rezoning approximately 2,050 acres and creating the Power Ranch Planned Area Development (PAD) overlay.
<i>October 9, 1997</i>	Design Review Board approved DR97-62, the design review package for the Trilogy Community Golf Course.

Overview

This request is for design review of a new Multipurpose Building proposed for the Trilogy at Power Ranch Community Center located south of the intersection of Village Parkway and Ranch House Parkway. The Community Center is actually made up several parcels and includes a variety of amenities, including a golf course, club house, community activity rooms, fitness center, pools and various sport courts. Resident demand for the facility has continued to grow as Trilogy has built-out while the ability of the existing amenities to meet the recreational and social demand is lessening. The proposed project reflects this trend and seeks to expand several of these existing amenities as well introduce new ones. The proposal specifically calls for the construction of a new 12,391 square-foot building currently occupied by a central green space between the two existing primary buildings.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Golf Course (GFC)	Public Facility/ Institutional (PF/I) with PAD overlay
South	Golf Course (GFC)	Public Facility/ Institutional (PF/I) with PAD overlay
East	Golf Course (GFC)	Public Facility/ Institutional (PF/I) with PAD

		overlay
West	Golf Course (GFC)	Public Facility/ Institutional (PF/I) with PAD overlay
Site	Golf Course (GFC)	Public Facility/ Institutional (PF/I) with PAD overlay

Project Data Table

Gross Site Acreage	4.2 Acres
Zoning	Public Facility/ Institutional (PF/I) with PAD overlay
Separation between buildings (min.)	Single story 15' (24' and 35' provided)
Building height (max.)	55' (25' provided)
Building setback (min.)	25' (28' provided)
Landscape setback (min.)	20' (existing)
Parking (min.)	49 spaces (49 spaces)

DISCUSSION

Site Plan

The site plan shows the development of a 12,391 square-foot building, replacing an existing green space between the two primary existing buildings. The building is oriented to the north, facing the existing parking area for the site. The parking area, with this development, will technically be at capacity. Both staff and the community have concerns over this parking area's ability to meet future demand, particularly with the site intensification proposed by this development. The Community Association has prepared a contingency plan for redesigning the parking area in the future if and when parking supply reaches capacity. To the south of the proposed building is the actual golf course. Access to the site comes from the parking area driveways that connect to Village Parkway, a collector road serving Trilogy at Power Ranch. The site plan appears to meet the applicable requirements of the Land Development Code.

Landscaping

The landscaping plan focuses on new vegetation along the southern exposure which help diffuse the massing of the proposed building in context with the other two large buildings on either side of it. The landscape palette includes five Honey Mesquite trees and a variety of shrubs consistent with the landscape plan approved for the larger community center.

Grading & Drainage

A new storm drain system to serve this building is proposed to connect to the existing drains and drywells on the site. An existing storm drain going through the middle of the site will be removed. Town Engineering has reviewed the proposed conceptual grading and drainage systems and finds them generally acceptable.

Elevations

The elevations are consistent with the architecture established by the community center's existing development. The architectural style combines Spanish style textures and color with traditional agrarian building massing and rooflines. The elevations appear to provide considerable shade for pedestrians through large overhangs extending from the metal-seam roof. A variety of stone veneers are proposed for columns and the building's horizontal base. The selected stone types are consistent with the existing materials.

Floor Plans

The floor plan shows a 4,300 square-foot fitness area with an additional (approximate) 2,500 square feet of support areas (including offices, wellness and changing area). In addition, a 3,000 square-foot multipurpose room, 850 square feet of storage and a 700 square foot maintenance area is proposed. The fitness center changing area and main lobby are located in the middle of the building with the multipurpose room located within the western wing and the main fitness area and maintenance facilities located in the building's eastern wing.

Lighting

The site security and parking area lighting is already in place. The lighting proposed with this development is limited to the building's wall lighting, which includes 16 LED wall packs and 4 LED downlights. Light trespass is minimal per the photometric plan.

Colors & Materials

The colors and materials come from the approved palette for the Trilogy Golf Course and Community Center. The existing building stucco finish color is Sahara Sandstorm, consistent with that being proposed for the multipurpose building. The Carolina Ledge stone previously utilized for the column and base veneers is no longer available so the architect has proposed a replacement stone, Southern Ledge stone (Walnut color). Slightly different materials will also be utilized for the roof and exposed metal elements as these finishes are also no longer available. The selected available materials do closely match the original materials however.

REQUESTED INPUT

Staff requests the Design Review Board's input. Initial staff review has noted that:

- Additional evaluation of the proposed materials (where the original is no longer available)
- Additional evaluation of the site's parking capacity
- Discussion of the east and west building elevations (is additional horizontal activity needed)
- The application does not include hardscape details for the pedestrian areas

Respectfully submitted,



Jordan Feld, AICP
Senior Planner

Attachments:

1. Aerial
2. Site Plan
3. Landscape
4. Grading and Drainage
5. Elevations
6. Floor Plans
7. Lighting
8. Colors and Materials



400 ft

© 2014 Google

DR14-35
Attachment 1: Aerial
November 13, 2014



project number
2014.0014

date of issue
10.09.14

revisions

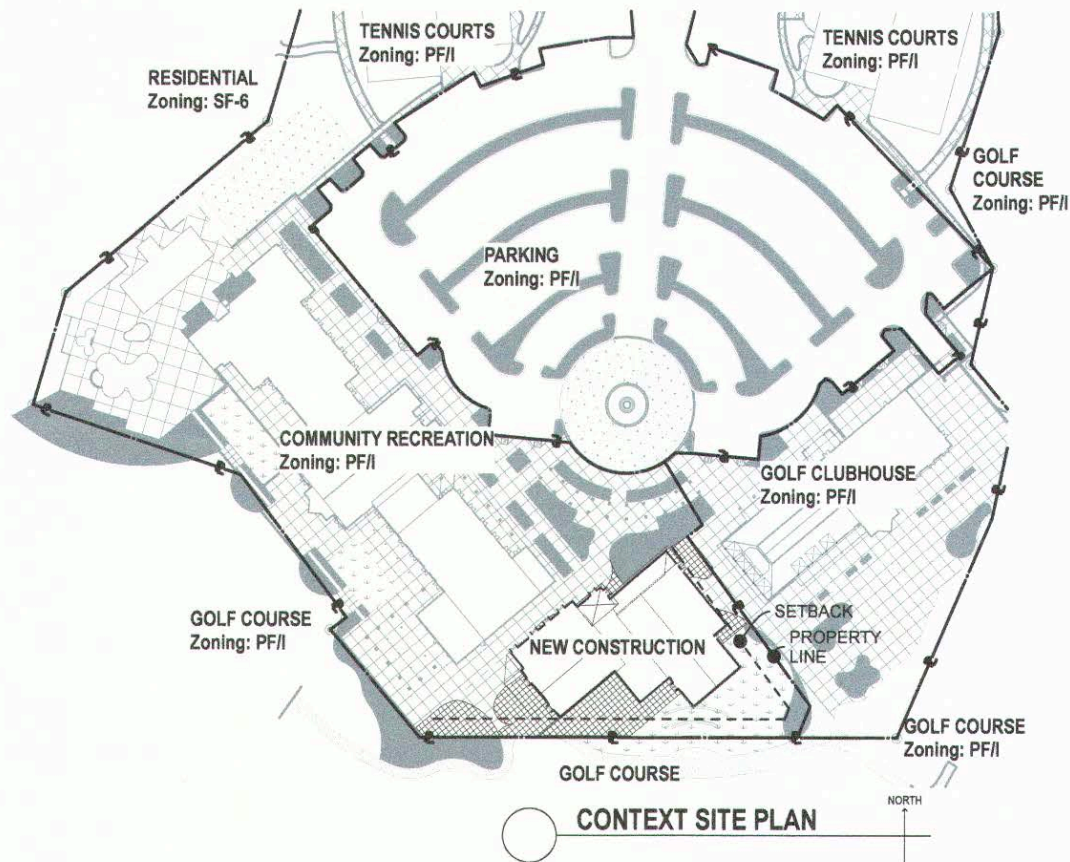
project team
WINSLOW
MOTA

project phase
design review submittal

sheet contents
site plan

sheet number

AS-100



PROJECT DATA

Project:
Trilogy at Power Ranch Multi-Purpose and Fitness Center

Owner:
Trilogy at Power Ranch Community Owner Association
4369 East Village Parkway
Gilbert, AZ 85298
Contact: Rick Quinsey Phone:

Architect:
winslow + partners
99 East Virginia, Suite 200
Phoenix, AZ 85004
Contact: Paul Winslow Phone: (602) 295-7850

Contractor:
Chase Building Team
2400 West Broadway Road
Mesa, AZ 85202
Contact: Fred Butler Phone: (480) 425-7777

Project Submittal:
Town of Gilbert Development Services
90 East Civic Center Drive
Gilbert, AZ 85298

Governing Codes and Agencies:

2012 International Building Code
2012 International Residential Code
2012 International Mechanical Code
2012 International Plumbing Code
2012 International Fuel Gas Code
2006 International Energy Conservation Code
2012 International Energy Conservation Code as a Voluntary Code
2012 International Fire Code
2011 National Electrical Code
International Green Construction Code as a Voluntary Code
The Americans with Disabilities Act and Implementing Rules
Building and Construction Regulations Code of the Town of Gilbert, Arizona - 2013 Edition
Land Development Code
Municipal Code
Public Works / Engineering Standards and Details

Project Description:

This project includes approximately 12,400 SF of multipurpose, fitness and storage space. The building will be for the sole use of the residents at Trilogy at Power Ranch and is not open to the public. Restrooms, showers and dressing rooms will be provided adjacent to the fitness center. The building will be in an open area between the existing Community Building and the separately-owned Trilogy Golf Clubhouse. Building is designed in accordance with the Nonseparated Use provisions of IBC 508.3.2.

Site Area:		Gross	Net	Acres
Setbacks	Front Yard	25 feet		
	Rear Yard	15 feet		
	Side Yard	15 feet		
	Side Yard	15 feet		
	Landscaping	15 feet		

ZONING REQUIREMENTS

Site Zoning:	PF/I
Building Height:	
New Building	Maximum Allowed Provided
	55'-0" 25'-0"

Floor Area Ratio:	Maximum Allowed Provided
	0.5 0.1

Parking Lot Area:	Provided
	123,473 sq. ft.

Parking Lot Landscaping:	Minimum Required Provided
	12,400 sq. ft. 21,875 sq. ft.

Parking Requirements:	Minimum Required Total Provided
	226 Spaces 232 Spaces

Accessible Parking Requirements:	Minimum Required Total Provided
	9 Spaces 20 Spaces

BUILDING CODE DATA			
Area	Occupancy Group	Construction Type	
New Building	12,391 sq. ft.	A-3	VB
Gross Building Area	12,391 sq. ft.		

GILBERT COMMERCIAL SITE PLAN NOTES:

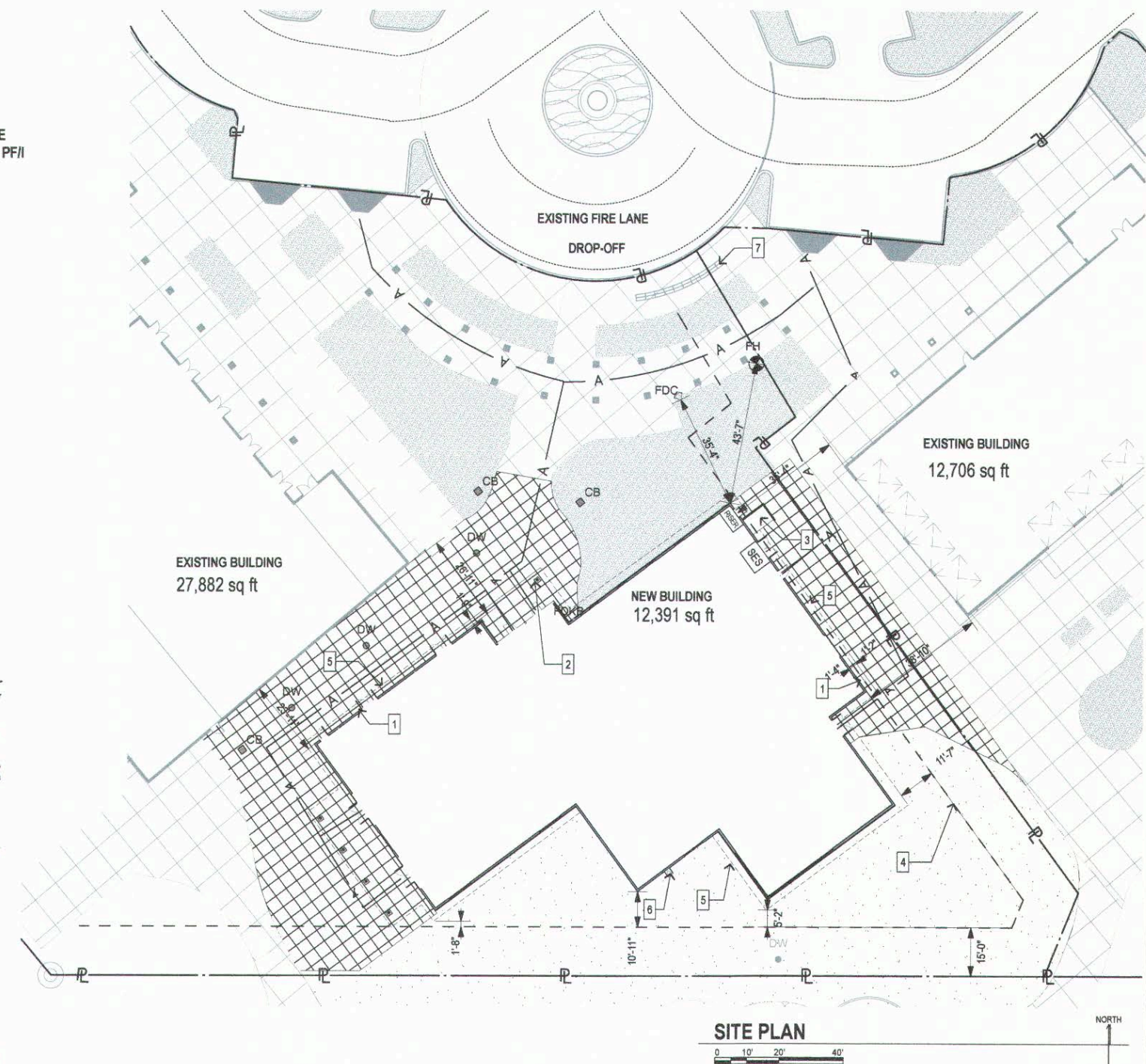
- All utility lines less than 66 KV on or contiguous to the site shall be installed or relocated under ground.
- All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
- All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6" solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
- S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
 - Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
 - Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
 - An alternative screening method approved by the Planning Department prior to issuance of any permits.
- The location of all electrical utility equipment shall be identified on the construction plans.
- Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
 - The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
 - By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
- Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
- (Not used)
- Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
- Pneumatic tubes, whether metal or plastic, shall be either:
 - Enclosed in planters, columns or other architectural features of the canopy or building, or;
 - Routed under ground.
- All backflow prevention devices larger than 2" shall be screened with landscape located within a 6' radius of the device. All backflow preventers 2" or smaller shall be placed in a locked wire mesh cage painted to match the primary building color.
- All freestanding light poles shall:
 - Be located within landscaped areas or planter islands.
 - Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30' from adjacent grade.
 - Be located to avoid conflict with trees.
- Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.
- Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
- Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
- Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamante, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
- Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building.
- All exterior metal shall be finished or painted to match the approved project colors.
- Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

SITE PLAN KEYNOTES:

- New wet standpipe system per Fire Marshal approved Variance.
- ADA push panel door access control.
- New transformer location with screen walls. Size to be determined by SRP.
- Setback
- Line of roof above
- Splash block or erosion control per civil drawings
- Existing bike racks

SITE AREA

Gross Area: 184,514 SF
Net Area Existing: 34,340 SF
Net Area New: 12,391 SF
Total Net Coverage: 46,731 SF / 25.3%
Landscape Area: 5,500 SF



SITE PLAN

0 10' 20' 40'

SITE PLAN LEGEND

- NEW GROUND COVER-CONCRETE / LANDSCAPE
- EXISTING CONCRETE
- ASPHALT CONCRETE PAVING
- EXISTING LANDSCAPE
- EXISTING DECOMPOSED GRANITE PATH
- EXISTING GRASS
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CATCH BASIN
- DRY WELL
- FIRE DEPARTMENT KEY BOX LOCATION
- PROPERTY LINE
- ACCESSIBLE ROUTE

PARKING REQUIREMENTS

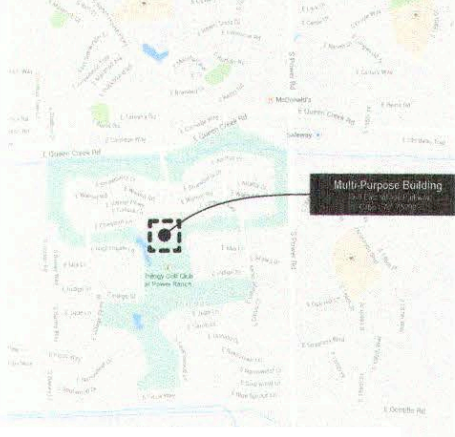
Required at time of development: SF/200
Community Building: 134 spaces
Golf Club House: 60 spaces
ADA: 7 spaces

Additional Required: (HOA Facility): SF/250
Fitness Center: 4700 SF/250 19 spaces
Multipurpose Room: 3250 SF/250 13 spaces
ADA: 2 spaces

Total Required:
Standard: 226 spaces
ADA: 9 spaces

Existing Provided:
Standard: 232 spaces
ADA: 20 spaces
Golf Cart: 31 spaces

VICINITY MAP

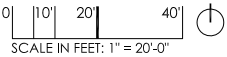


DR14-35
Attachment 2: Site Plan
November 13, 2014



LANDSCAPE CALCULATIONS

ON SITE (WITHIN LIMIT OF WORK):	20,790 SF
OFF SITE:	0 SF
TOTAL:	20,790 SF



KEYNOTES

- 1 LIMIT OF HARDSCAPE WORK
- 2 AMPHITHEATER SEAT WALLS
- 3 RETAINING WALL AS NEEDED, SEE CIVIL PLANS
- 4 EXISTING GOLF CART PATH, REPAIR AS NEEDED
- 5 10' EXPANSIVE SOIL LINE
- 6 NEW EDGE OF GOLF CART PATH
- 7 CONCRETE HEADER
- 8 EXISTING TURF

NOTES

1. MAKE ADDITIONS TO AND REPAIR DAMAGED IRRIGATION. ADD TO EXISTING VALVES. COORDINATE WITH OWNER.
2. SALVAGE STONE FROM EXISTING AMPHITHEATER; REUSE FOR NEW BENCHES.
3. 1/2" D.G. TO MATCH EXISTING AND NEW TURF TO MATCH EXISTING. COORDINATE WITH OWNER.

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES/DETAIL
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	4	
	EUPHORBIA TIRUCALLI PENCIL BUSH	5 GAL.	1	
	HESPERALOE 'BRAKE LIGHTS' DWARF HESPERALOE	1 GAL.	9	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	44	
	OPUNTIA ENGELMANII ENGELMANN'S PRICKLY PEAR	5 GAL.	4	
	PROSOPIS GLANDULOSA 'MAVERICK' HONEY MESQUITE	3" CALIPER MULTI-STEM	5	
	TECOMA 'ORANGE JUBILEE' ORANGE BELLS	5 GAL.	4	
	1/2" D.G. TO MATCH EXISTING		5,200 SF	
	NEW TURF TO MATCH EXISTING	SOD	7,500 SF	

LANDSCAPE ARCHITECT:

logan halperin
LANDSCAPE ARCHITECTURE

319 E PALM LANE, PHOENIX, AZ
CARYN LOGAN HEAPS
480.560.2787
CARYN@LOGANHALPERIN.COM

OWNER:

TRILOGY
4369 E VILLAGE PARKWAY
GILBERT, AZ 85298

ARCHITECT:

WINSLOW & PARTNERS
99 E VIRGINIA AVE, SUITE 260
PHOENIX, AZ 85004



NEW BUILDING

TRILOGY AT
POWER RANCH



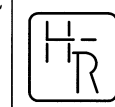
DESIGN DEVELOPMENT
LANDSCAPE PLAN

DATE: REVISIONS:

DRAWN BY: LHLA
CHECKED BY: CLH
PROJECT NUMBER:
DATE: 10/8/2014

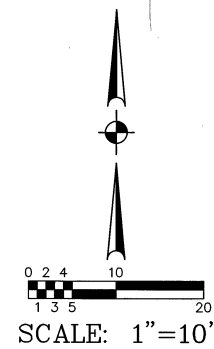
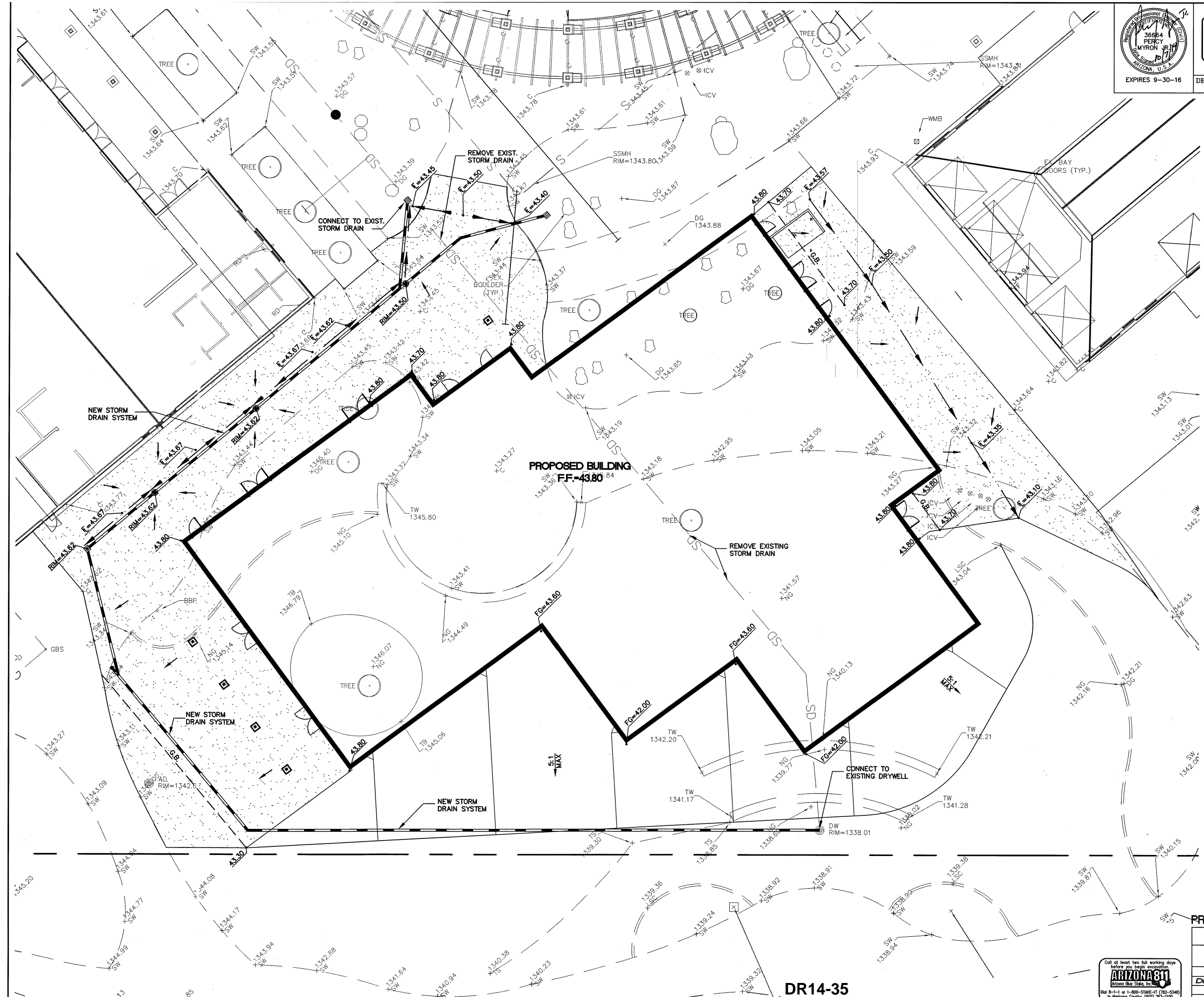
L-1 of 1

DR14-35
Attachment 3: Landscape
November 13, 2014



HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244

DES. **PMJ** DRN. **ANM** CKD. **DRO** JOB NO. **1407-06**



PRELIMINARY GRADING AND DRAINAGE PLAN

TRILOGY AT POWER RANCH

MULTI-PURPOSE BUILDING FOR TRILOGY AT POWER RANCH

DRAWING STATUS	SHEET	OF	
DD PLAN	1	2	C-1
DATE:	10-7-14		

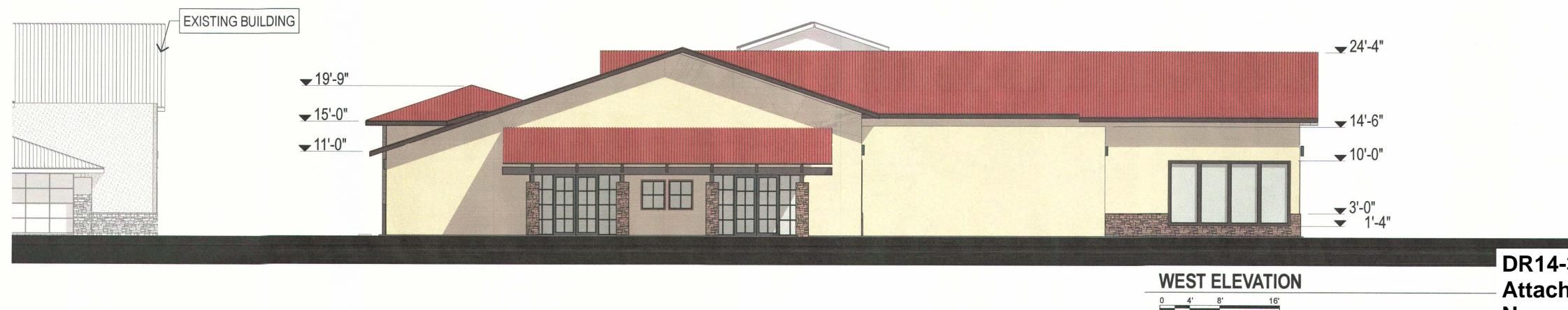
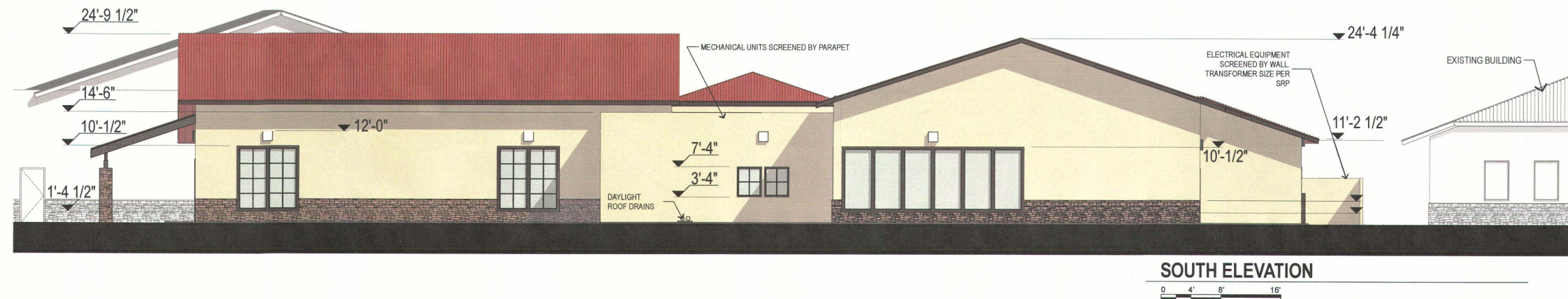


DR14-35
Attachment 4: Grading and Drainage
November 13, 2014

140706GR2.DWG



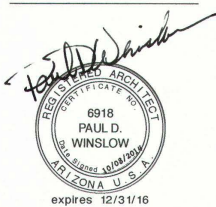
ELEVATION LEGEND	
	78" corrugated metal roof deck pre-finished (ICI Grapevine Wreath 38yr 12/122) to match existing metal roofs.
	Senergy EIFS (Sahara texture with 3103 Sandstorm color) to match existing EIFS.
	Stone veneer (Borel, Southern LedgeStone - Walnut) to match existing stone veneer.
	Window with dark bronze anodized aluminum frame and wood trim painted ICI Manor House 50yr 68/638 to match existing window and wood trim.
	LED surface-mounted exterior light fixture to coordinate existing exterior light fixtures.



DR14-35
Attachment 5: Elevations
November 13, 2014

winslow + partners
architecture planning interior design
99 e. virginia ave. suite 260, phoenix, az
602.286.7860 phone 602.680.4923 fax

Trilogy at Power Ranch
Multi-Purpose Building
4369 East Village Parkway Gilbert, AZ 85298



project number
2014.0014

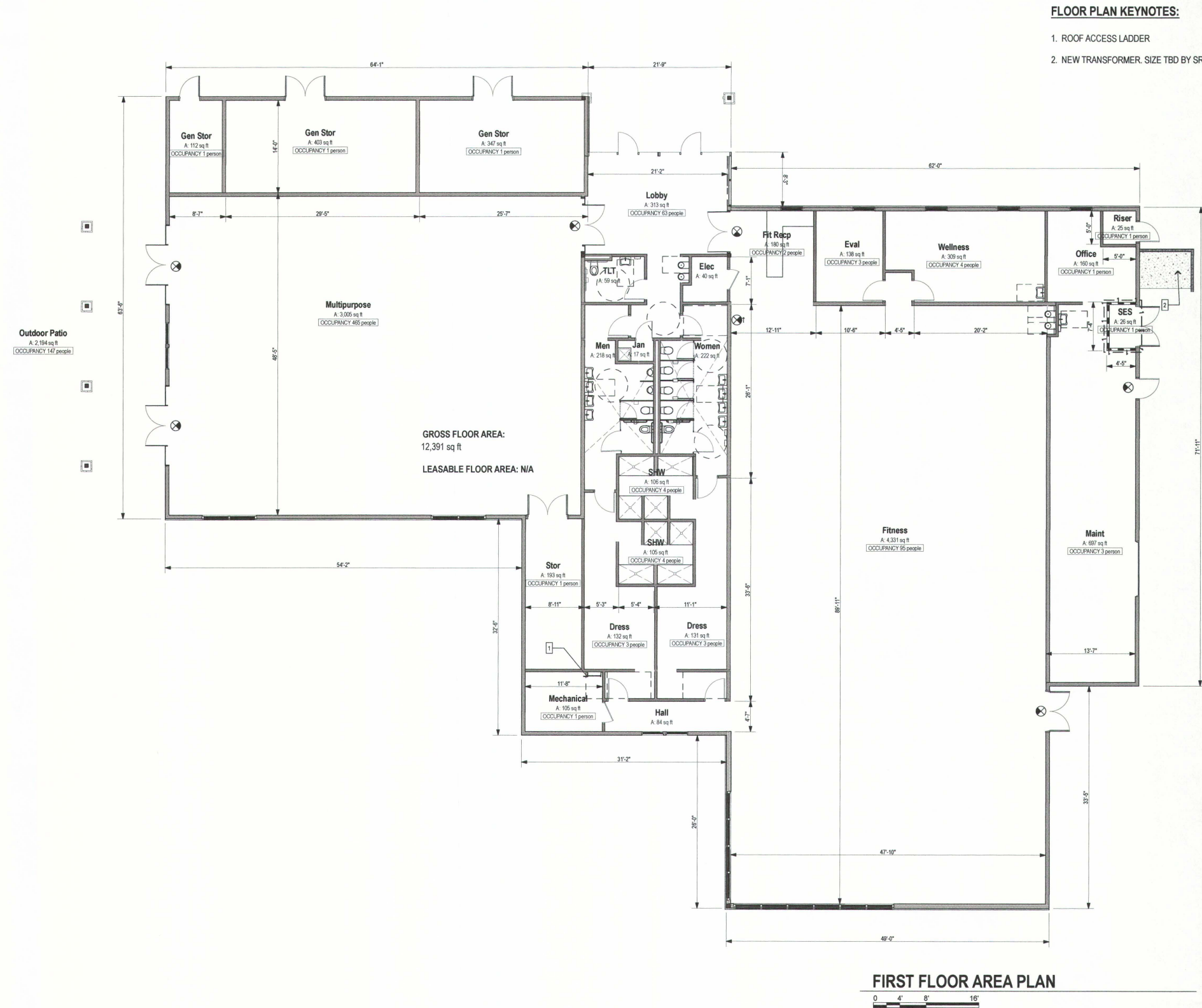
date of issue
10.09.14

revisions

project team
WINSLOW
MOTA
project phase
design review submittal

sheet contents
building elevations

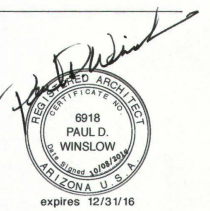
sheet number
A-200



DR14-35
Attachment 6: Floor Plans
November 13, 2014

winslow + partners
 architecture planning interior design
 99 e. virginia ave. suite 260, phoenix, az
 602.296.7860 phone 602.680.4923 fax

Trilogy at Power Ranch
Multi-Purpose Building
 4369 East Village Parkway Gilbert, AZ 85298



project number
 2014.0014

date of issue
 10.09.14

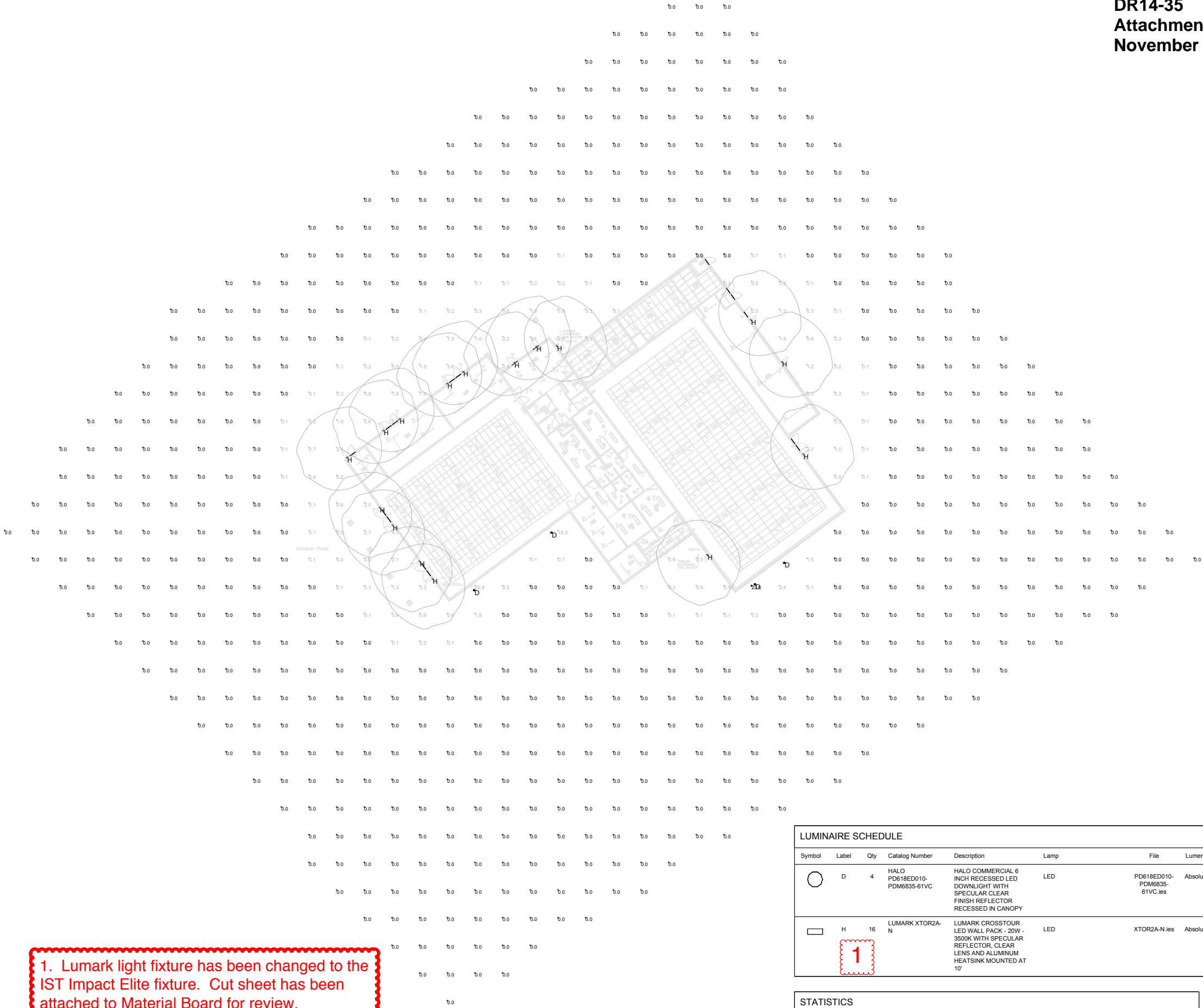
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 WINSLOW
 MOTA

project phase
 design review submittal

sheet contents
 floor plan

sheet number
A-100



LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
	D	4	HALO PD618ED010-PDM6835-61VC	HALO COMMERCIAL 6 INCH RECESSED LED DOWNLIGHT WITH SPECULAR CLEAR FINISH REFLECTOR RECESSED IN CANOPY	LED	PD618ED010-PDM6835-61VC.ies	Absolute 1.00 29.5
	H	16	LUMARK XTOR2A-N	LUMARK CROSSTOUR LED WALL PACK - 20W - 3500K WITH SPECULAR REFLECTOR, CLEAR LENS AND ALUMINUM HEATSINK MOUNTED AT 10'	LED	XTOR2A-N.ies	Absolute 0.85 19.8

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	23.5 fc	0.0 fc	N / A	N / A

EDI

ELECTRICAL DESIGNS
INCORPORATED

22425 N. 18TH. DR.
Suite 102
Phoenix, Arizona 85027
623-434-3301

DATE: 9-23-2014
JOB # 14073

THIS PROJECT WILL COMPLY WITH
ARIZONA PROMPT PAY LAW-SB1549

project number
2014.0014







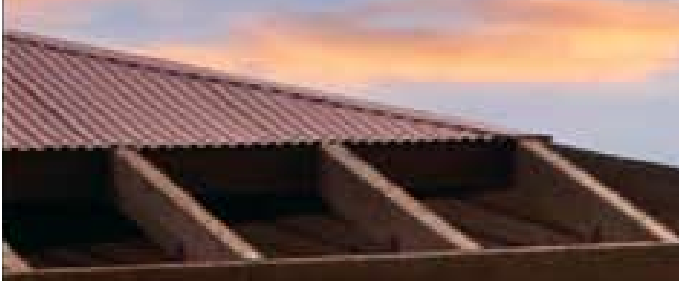

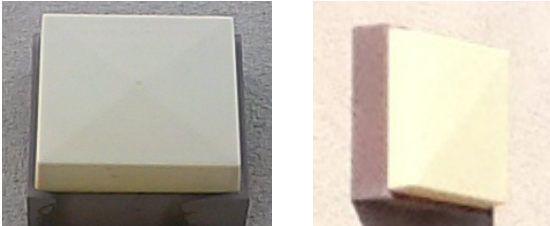
date of issue
09.30.14

revisions

project team
WINSLOW
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project phase
SCHEMATIC DESIGN

sheet contents
photometric plan

sheet number
PH-100

	ORIGINAL/EXISTING	NEW/MATCHING
EXTERIOR WALLS	EIFS: SENERGY FINISH: SAHARA COLOR: SANDSTORM 	EIFS: SENERGY FINISH: SAHARA COLOR: SANDSTORM 
	STONE VENEER: CULTURED STONE FINISH: PRO-FIT CAROLINA LEDGESTONE COLOR: ONYX BROWN DISCONTINUED IMAGE NOT AVAILABLE SITE PHOTO-PARTIAL SUN/SHADE 	STONE VENEER: CULTURED STONE FINISH: SOUTHERN LEDGESTONE COLOR: WALNUT 
	EXPOSED WOOD/ METAL/WINDOW TRIM PAINT: FRAZEE FINISH: SATIN GLOSS COLOR: OKRA DISCONTINUED IMAGE NOT AVAILABLE SITE PHOTO-IN SHADE 	PAINT: PPG ARCHITECTURAL FINISHES FINISH: SATIN COLOR: MANOR HOUSE 
ROOF	MATERIAL: 7/8” CORRUGATED METAL PANEL MANUFACTURER: KOVACH/PPG FINISH: SATIN GLOSS COLOR: RUST DISCONTINUED IMAGE NOT AVAILABLE SITE PHOTO-AT DUSK FROM 2001 	MATERIAL: 7/8” CORRUGATED METAL PANEL MANUFACTURER: ROLL-FAB/PPG FINISH: SATIN GLOSS COLOR: GRAPEVINE WREATH 
	NOTE: THE EXISTING ROOF HAS UNDERGONE SIGNIFICANT WEATHERING TO THE POINT OF THE EXISTING FINISH PEELING AWAY FROM THE MATERIAL. WE ARE ATTEMPTING TO MATCH THE ORIGINAL COLOR SO THAT THE FADING, BUT NOT THE PEELING, WILL OCCUR IN A SIMILAR WAY.	
	MANUFACTURER: DESIGNPLAN MODEL: AFYB6708UX TYPE: FLUORESCENT WALL SCONCE DISCONTINUED IMAGE NOT AVAILABLE 	MANUFACTURER: MODEL: COLOR: SEE ATTACHED CUT SHEET MATCHING THE EXTERIOR LIGHT FIXTURES IS NOT FEASIBLE, SO EXTERIOR LIGHTING THAT MATCHES COLOR BUT MEETS THE CODE REQUIREMENTS FOR EGRESS AND DARK SKY ORDINANCES WAS SELECTED.